

RATIO OF BONUS DENSITY TO REQUIRED PERCENTAGE OF ADUs

The Affordable Dwelling Unit provisions of the Zoning Ordinance grant developments covered by these provisions a density bonus of up to 20% (or in the case of non-elevator multiple family structures or elevator multiple family structures of three stories or less, a bonus of up to 10%). In return, the development must include 12.5% (or 6.25%) affordable dwelling units (ADUs).^{*} The bonus density is not an option. It must be included in the development, and the requisite number of ADUs must be provided unless a modification of the ADU provision is approved by the ADU Advisory Board (ADUAB). The required percentage of ADUs is based on the total number of units in the development including the bonus units. For example, in the case of a 100 unit development subject to the 20% bonus requirement, the total number of units would be 120. Applying the 12.5% ADU requirement to the 120 unit total yields a requirement for 15 ADUS. If the development were subject to the 10% bonus density, the requirement would be 6.25% of 110 total units or 7 units (computation of ADUs is always rounded up to the next whole number if the calculation results in a fractional unit of 0.5 or more and rounded down if less than 0.5 per Section 2-804(3) of the Ordinance).

The relationship of the bonus density and the required number of ADUs is referred to in the Ordinance as the ADU adjuster. In granting modifications to the application of Ordinance requirements, the ADUAB may not approve a modification that results in a change in this relationship. For example, the ADUAB could not approve a modification which provides a 10% density bonus for a 100 unit development with a requirement that 5 ADUS, or 4.5% of the total 110 units, be provided. The attached table illustrates the relationship of the required bonus percent and the percent of ADUs for developments of various sizes, with bonus densities ranging from 10% - 20%.

^{*}Note: The number of units and the density approved at the time of rezoning is assumed to include the bonus density. The bonus achieved, however, may not reach 20%, or 10% in the case of multi-family development. Therefore, the percentage of ADUs required is scaled according to where the approved density falls within the density range recommended in the Comprehensive Plan. The ratio between the bonus units and ADUs (20:12.5) must always remain the same. A multiple family project subject to the 10% bonus density requirement may at the applicant's option receive a 20% density bonus and must provide 12.5% ADUS.

| <u>50 UNIT PROJECT</u> | | | | | |
|-------------------------------|----------|-------|-------|----------|----------|
| BONUS DENSITY | ADU REQ. | TOTAL | TOTAL | ADUS MKT | ADUS/MKT |

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 Revised: 11-27-90
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 Revised: 06-30-99

Attachment 1

| [pcnt) | (pcnt) | BONUS | UNITS | REQ. | BONUS | RATIO | | |
|--------|--------|---------|-------|------|-------|-------|------|------|
| 20 | | 12.5000 | 10 | 60 | 8 | 2 | 4.00 | to 1 |
| 19.5 | | 12.1875 | 9 | 59 | 8 | 1 | 8.00 | to 1 |
| 19 | | 11.8750 | 9 | 59 | 8 | 1 | 8.00 | to 1 |
| 18.5 | | 11.5625 | 9 | 59 | 7 | 2 | 3.50 | to 1 |
| 18 | | 11.2500 | 9 | 59 | 7 | 2 | 3.50 | to 1 |
| 17.5 | | 10.9375 | 8 | 58 | 7 | 1 | 7.00 | to 1 |
| 17 | | 10.6250 | 8 | 58 | 7 | 1 | 7.00 | to 1 |
| 16.5 | | 10.3125 | 8 | 58 | 6 | 2 | 3.00 | to 1 |
| 16 | | 10.0000 | 8 | 58 | 6 | 2 | 3.00 | to 1 |
| 15.5 | | 9.6875 | 7 | 57 | 6 | 1 | 6.00 | to 1 |
| 15 | | 9.3750 | 7 | 57 | 6 | 1 | 6.00 | to 1 |
| 14.5 | | 9.0625 | 7 | 57 | 6 | 1 | 6.00 | to 1 |
| 14 | | 8.7500 | 7 | 57 | 5 | 2 | 2.50 | to 1 |
| 13.5 | | 8.4375 | 6 | 56 | 5 | 1 | 5.00 | to 1 |
| 13 | | 8.1250 | 6 | 56 | 5 | 1 | 5.00 | to 1 |
| 12.5 | | 7.8125 | 6 | 56 | 5 | 1 | 5.00 | to 1 |
| 12 | | 7.5000 | 6 | 56 | 5 | 1 | 5.00 | to 1 |
| 11.5 | | 7.1875 | 5 | 55 | 4 | 1 | 4.00 | to 1 |
| 11 | | 6.8750 | 5 | 55 | 4 | 1 | 4.00 | to 1 |
| 10.5 | | 6.5625 | 5 | 55 | 4 | 1 | 4.00 | to 1 |
| 10 | | 6.2500 | 5 | 55 | 4 | 1 | 4.00 | to 1 |

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